092.A	0001	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,400 /	796,400
					USE VALUE:	796,400 /	796,400
					ASSESSED:	796,400 /	796,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS CHRISTOPHER M	
Owner 2:	OSTROW RACHEL	
Owner 3:		
Street 1:	20 STONE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BURNS CHRISTOPHER M -
Owner 2:	LOHNES DONNER -
Street 1:	20 STONE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,657 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Vinyl Exterior and 1845 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6657.000	362,000	600	433,800	796,400
Total Card	0.153	362,000	600	433,800	796,400
Total Parcel	0.153	362,000	600	433,800	796,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.65 | /Parcel: 431.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 155049
GIS Ref:
GIS Ref:
Insp Date: 10/30/18

!7570!

PREVIOUS ASSESSMENT

Parcel ID: 092.A-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,000	600	6,657.	433,800	796,400	796,400	Year End Roll	12/18/2019
2019	101	FV	293,400	600	6,657.	440,000	734,000	734,000	Year End Roll	1/3/2019
2018	101	FV	293,400	600	6,657.	328,400	622,400	622,400	Year End Roll	12/20/2017
2017	101	FV	293,400	600	6,657.	297,500	591,500	591,500	Year End Roll	1/3/2017
2016	101	FV	293,400	600	6,657.	285,100	579,100	579,100	Year End	1/4/2016
2015	101	FV	290,900	600	6,657.	241,700	533,200	533,200	Year End Roll	12/11/2014
2014	101	FV	290,900	600	6,657.	229,300	520,800	520,800	Year End Roll	12/16/2013
2013	101	FV	290,900	600	6,657.	218,100	509,600	509,600		12/13/2012

PRINT

Date	Time
12/10/20	22:11:36

LAST REV

Date	Time
08/05/20	11:03:29

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7570

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOHNES DONNER	75246-134	1	7/30/2020	Family	1	No	No		
POKRESS MATTHEW	72221-583	1	2/12/2019		775,000	No	No		
THAI KHAC T	41433-587		11/17/2003		455,000	No	No		
THAI KHAC T	35963-285		7/25/2002	Family	1	No	No		
DEANGELIS FRANC	28407-317		4/3/1998		256,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	197	PATRIOT
3/13/2004	MLS	HC	Helen Chinal
5/1/2000	Inspected	263	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	155049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6657		Sq. Ft.	Site		0	70.	0.93	5									433,799						433,800	

Total AC/HA: 0.15282 | Total SF/SM: 6657 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,799 | Spl Credit | Total: 433,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.02764988
Adj $ / SQ:	173.416
Other Features:	77148
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425865
Depreciation:	63880
Depreciated Total:	361985

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

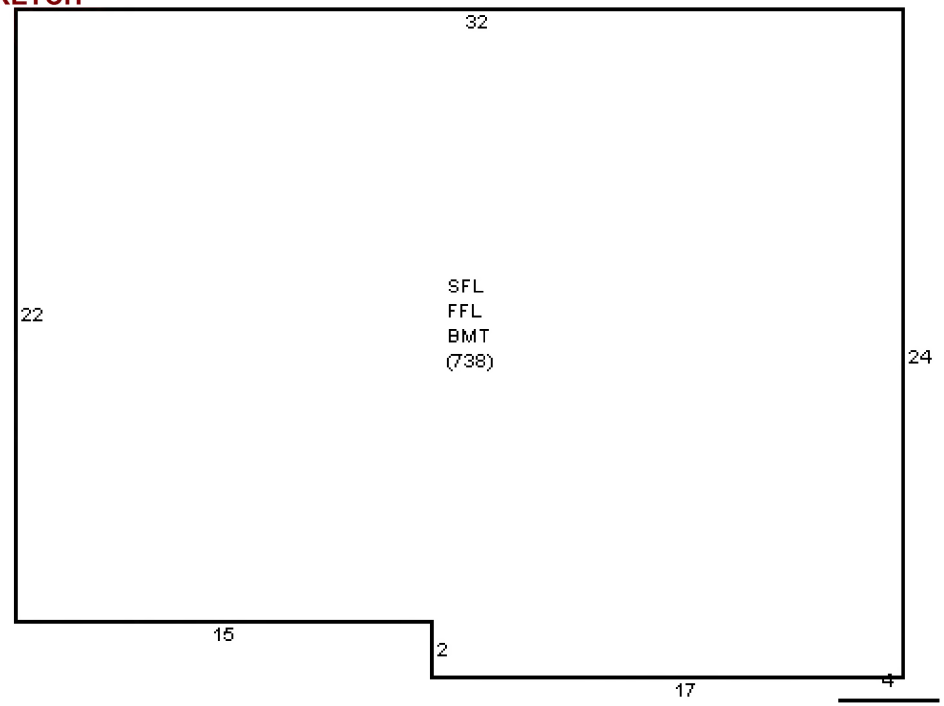
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.76
Special Features:	0	Val/Su Net:	163.50
Final Total:	362000	Val/Su SzAd	245.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	738	73.220	54,040
FFL	First Floor	738	173.420	127,981
SFL	Second Floor	738	173.420	127,981

Net Sketched Area:	2,214		Total:	310,002	
Size Ad	1476	Gross Are	2214	FinArea	1845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.A-0001-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X22	A	AV	1990	4.38	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600